

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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IMPORTANT NOTICE

This survey form represents a **DRAFT** only. All information, particularly determinations of eligibility for the National Register, the State Register, or as a local landmark, can and will change. If you would like to make additions or corrections to the information contained in this document, please contact Historitecture.

www.historitecture.com/contactus.html



I. IDENTIFICATION

- 1. Resource number: **5BL.11028** Parcel number: **158136100023**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Boulder**
- 4. City: **Wondervu**
- 5. Historic building name: **Eber J. and Mabel H. Molby Cabin**
- 6. Current building name: **Casita con Vista; Earl S. and Helen M. Barrent Cabin**
- 7. Building address: **0 Olde Carter Lake Road**
- 8. Owner name: **Earl S. and Helen M. Barrent**
- Owner organization:
- Owner address: **11081 Huron Street, Unit 1002
Northglenn, CO 80234**

- | | | | | |
|---|---|--|------------------------------------|--|
| 44. National Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Need data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Need data | <input type="checkbox"/> Previously listed |
| Local landmark eligibility field assessment: | <input checked="" type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input type="checkbox"/> Need data | <input type="checkbox"/> Previously listed |

Wondervu Historical and Architectural Survey

HISTORITECTURE

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **1S** Range: **72W**
SW 1/4 SE 1/4 SW 1/4 NE 1/4 of section **36** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **466243** Northing: **4419001**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Site 33 and Tract 1559**
 Addition: **Wondervu** Year of addition: **1929**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with this property. This cabin lacks a formal street address.**
- Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **252 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
 Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **None Applicable**
21. General architectural description:
Oriented to the east, this cabin lacks a formal foundation but is situated on top of a granite outcropping. Dry-laid stones fill some of the voids between the outcropping and the bottom plate of the building. The exterior walls consist of peeled logs with chinking and hog-trough corners. Filling the hog-trough corners are log posts. Windows are 4-light hopper, awning, or casement, with blue-green painted wood frames and surrounds. Most of the window openings have been boarded shut. A doorway opens in the northern half of the asymmetrical façade. It hosts a blue-green-painted, single-panel wood door, with its light boarded shut. Gray sheets of asphalt cover the front-gabled roof. The building appears to lack a formal rafter system, with small perkins appearing beneath the gable ends.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Rustic**
 Other architectural style:

Building type:

23. Landscape or special setting features:

This property is located on an east-west-oriented ridge top, at an elevation of over 8,600 feet above mean sea level. Houses are irregularly spaced along Olde Carter Lake Road, a narrow, unpaved road running generally southeast to northwest. While this property lacks a formal address, it is situated immediately southeast of 306 Olde Carter Lake Road. The cabin rests on a large, granite outcropping. Surrounding it are mature pines, spruces, and aspens.

24. Associated building, features or objects:

Privy

A privy is located northwest of the cabin. Oriented to the southwest, the building appears to lack a formal foundation. The walls consist of faded red-painted vertical planks. Horizontal weatherboard covers the northwestern edge of the front (southwest) façade. The rest of the façade hosts a vertical plank door. Gray sheets of asphalt cover the shed roof, and the rafter ends are exposed.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1930 Actual Estimate

Source of Information: Boulder County Assessor Records.
Deed 90270718. Boulder County Clerk and Recorder.

26. Architect: Unknown

Source of Information:

27. Builder: Unknown

Source of Information:

28. Original Owner: Eber J. and Mabel H. Molby

Source of Information: Deed 90270718. Boulder County Clerk and Recorder.

29. Construction history:

According to Boulder County assessor records, this cabin was constructed in 1930. An analysis of the style, materials, and other historical records corroborates a 1930 date of construction. This building has not been notably altered since its construction.

30. Location: Original Location Date of move(s): Not Applicable

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Cabin

32. Intermediate uses(s): Domestic/Cabin

33. Current uses(s): Domestic/Cabin

34. Site type(s): Cabin

35. Historical background:

The original owners of this cabin, constructed in 1930, were Eber J. and Mabel H. Molby, who acquired the property from Wondervu developer Otto Friedrichs. Eber Molby was born on March 23, 1897, in Kansas. His wife, Mabel Molby, was also born in Kansas, around 1892. They married circa 1918 and had one child, Phyllis L. Molby. Following their marriage, the Molbys originally farmed in Greenleaf Township, Washington County, Kansas. By 1930 the family resided in Arvada, where Eber worked as a mail carrier for the United State Postal Service. The Molbys remained in Arvada for the rest of their lives, with Eber dying there in May 1975.

In 1946 the Molbys sold this property to Edward C. and Dorothy D. Wild. Four years later Earl S. and Elsie L. Barrent acquired the cabin and lots from the Wilds. The property would remain in the Barrent family to the present. Elsie quite claimed her share of the property to Earl in 1975. In 2004, Earl Barrent quit claimed the property to himself and Helen M. Barrent. They transferred the property to Christopher and Melissa Barrent, the current owners, a few months later in 2004. This cabin is christened "Casita con Vista", Spanish for "Cabin with a View."

36. Sources of information:

Boulder County Assessor Records.

Deeds 92638629, 02600867, 00149702, 90490635, 90444299, and 90270718. Boulder County Clerk and Recorder.

U.S. Census of 1920. Greenleaf, Washington County, Kansas. Roll T625_554; Page: 10A; Enumeration District: 162; Image: -807.

U.S. Census of 1930. Arvada, Jefferson County, Colorado. Roll 243; Page: 4A; Enumeration District: 27; Image: 824.0.

Social Security Death Index Record for Eber Molby.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad patterns of our history.
 B. Associated with the lives of persons significant in our past.
 C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
 D. Has yielded, or may be likely to yield, information important in prehistory or history.
 Qualifies under Criteria Considerations A through G (see manual).
 Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- A. Associated with events that have made a significant contribution to history.
 B. Connected with persons significant in history.
 C. Has distinctive characteristics of a type, period, method of construction or artisan.
 D. Is of geographic importance.
 E. Contains the possibility of important discoveries related to prehistory or history.
 Does not meet any of the above Colorado State Register criteria.

Applicable Boulder County landmark criteria:

- 1. the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
 2. the proposed landmark as a location of a significant local, county, state, or national event;
 3. the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
 4. the proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type,

method of construction, or the use of indigenous materials;

- 5. the proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
- 6. the proposed landmark's archaeological significance;
- 7. the proposed landmark as an example of either architectural or structural innovation; and
- 8. the relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.
- Does not meet any of the above Boulder County landmark criteria.

39. Areas of significance: **Architecture**
Social History

40. Period(s) of Significance: **Architecture, 1930; Social History, 1930-1946**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is historically significant under Boulder County Landmark Criterion 1 for its association with the development of Wondervu, a collection of mountaintop summer cabins marketed to and owned by members of the working and middle classes. This was one of the earliest buildings constructed in the settlement, owned by a farmer and postal carrier. It is also architecturally significant under Boulder County Landmark Criterion 4 as an example of a Rustic-style log cabin. Character-defining features include log construction and divided-light windows. It is also the only true log cabin encountered as part of this survey. While its lack of notable historical or architectural significance could make this property ineligible for listing in the National Register of Historic Places or the Colorado State Register of Historic Properties, it could be individually eligible as a Boulder County Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1930, this cabin exhibits a moderately high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. It has not been notably altered since its construction. This building retains sufficient physical integrity to convey its historical and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
- State Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
- Local landmark eligibility field assessment: Individually eligible Not eligible Need data Previously listed

45. Is there National Register district potential: Yes No

Discuss: **This inventory was conducted as an intensive-level selective survey and therefore lacks the continuity of resource data necessary to recommend the creation of an historic district.**

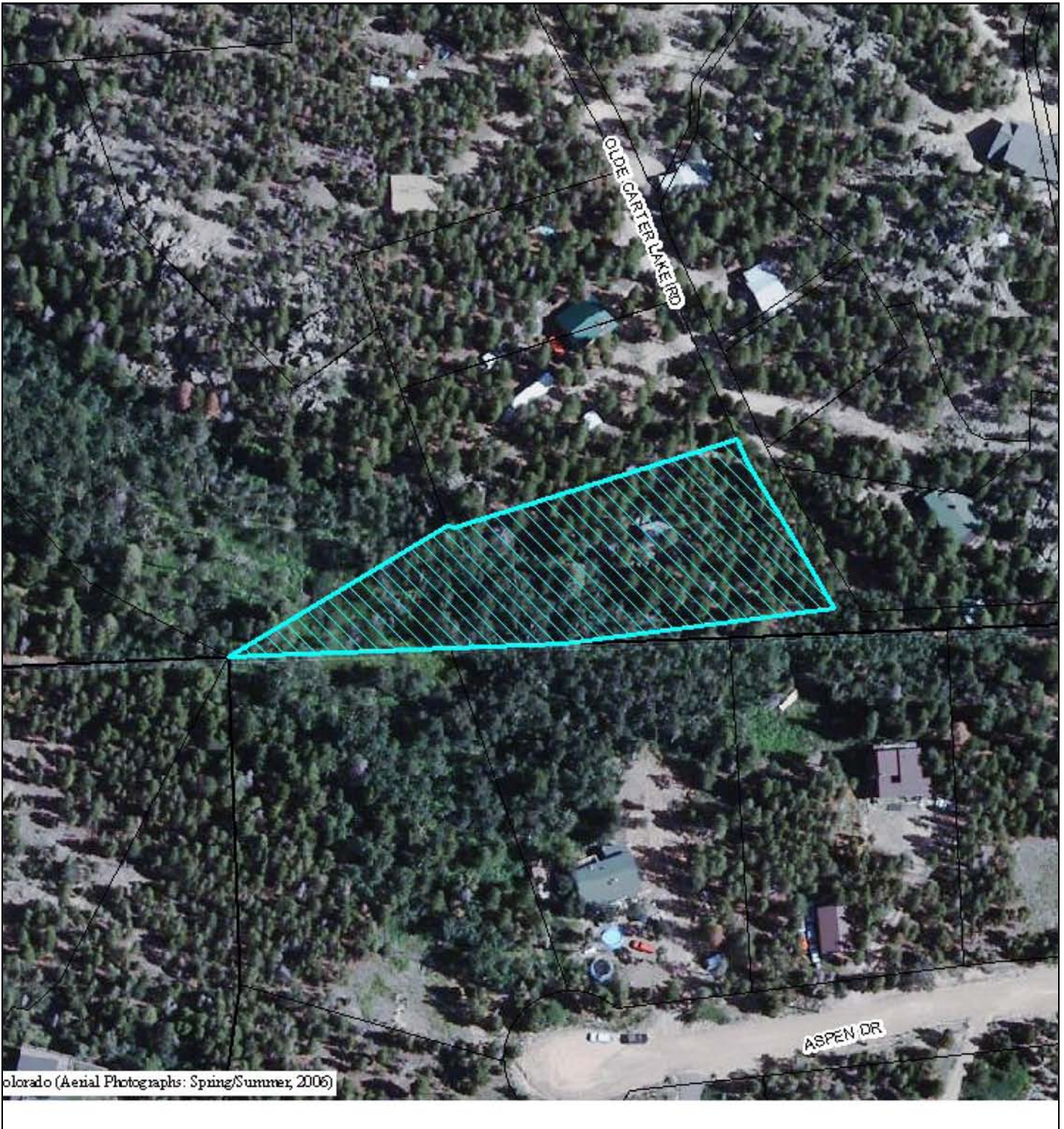
If there is National Register district potential, is this building contributing: Yes No N/A

46. If the building is in existing National Register district, is it contributing: Yes No N/A

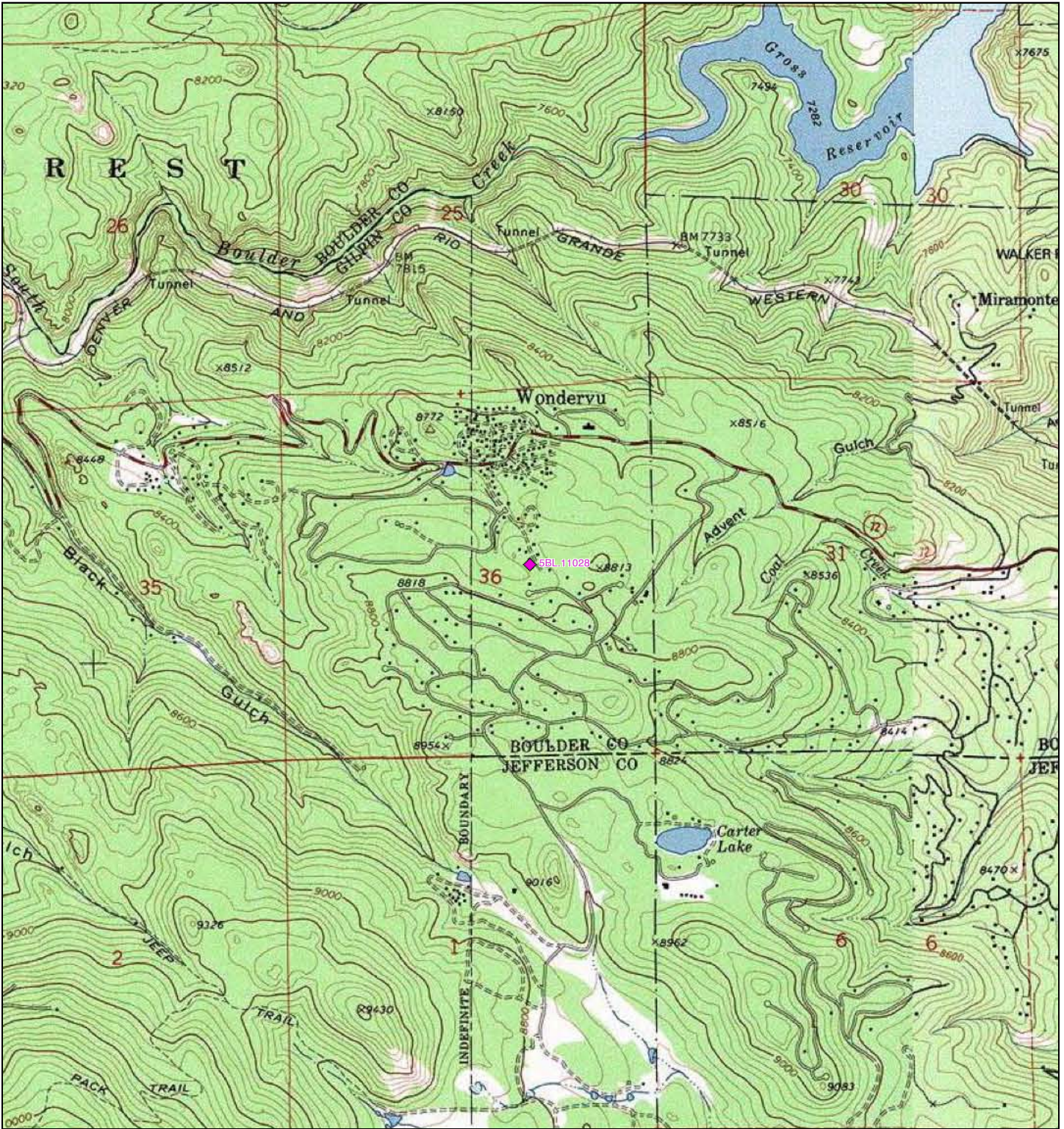
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **oldecarterlakerd0000 - 1.tif to oldecarterlakerd0000 - 5.tif**
Digital photographs filed at: **Boulder County Parks and Open Space**
5201 St. Vrain Road
Longmont, CO 80502
48. Report title: **Wondervu Historical and Architectural Survey, 2009-10**
49. Date(s): **10/13/2009**
50. Recorder(s): **Adam Thomas**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 419**
Estes Park, CO 80517-0419
53. Phone number(s): **(970) 586-1165**

SKETCH MAP



LOCATION MAP



Source: U.S. Geological Survey 7.5' Tungsten - 1972